

POLICE HEADQUARTERS
WILLIAM D. BLAKE
TOWN OF
CHAPEL HILL

DRAFT

THE FUTURE OF

828

10/10/18

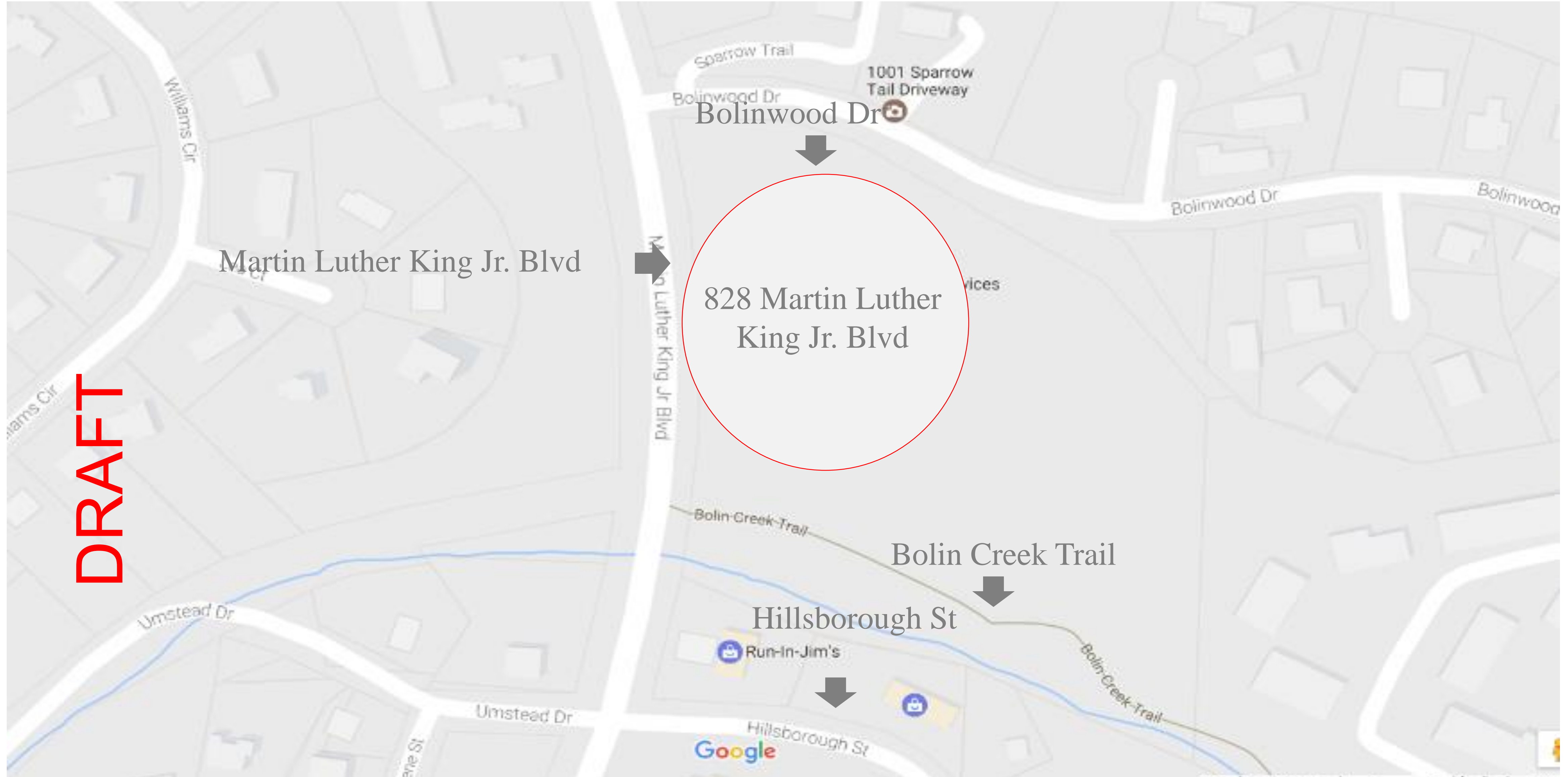
OUTLINE

- **Project Status & Decision Point**
Vencelin Harris
- Background
Dwight Bassett
- Remediation & Regulatory Options
Steve Hart, Hart & Hickman
- Recommendation
John Richardson
- Update on Engagement & Reuse
Dan Douglas, Benchmark Planning



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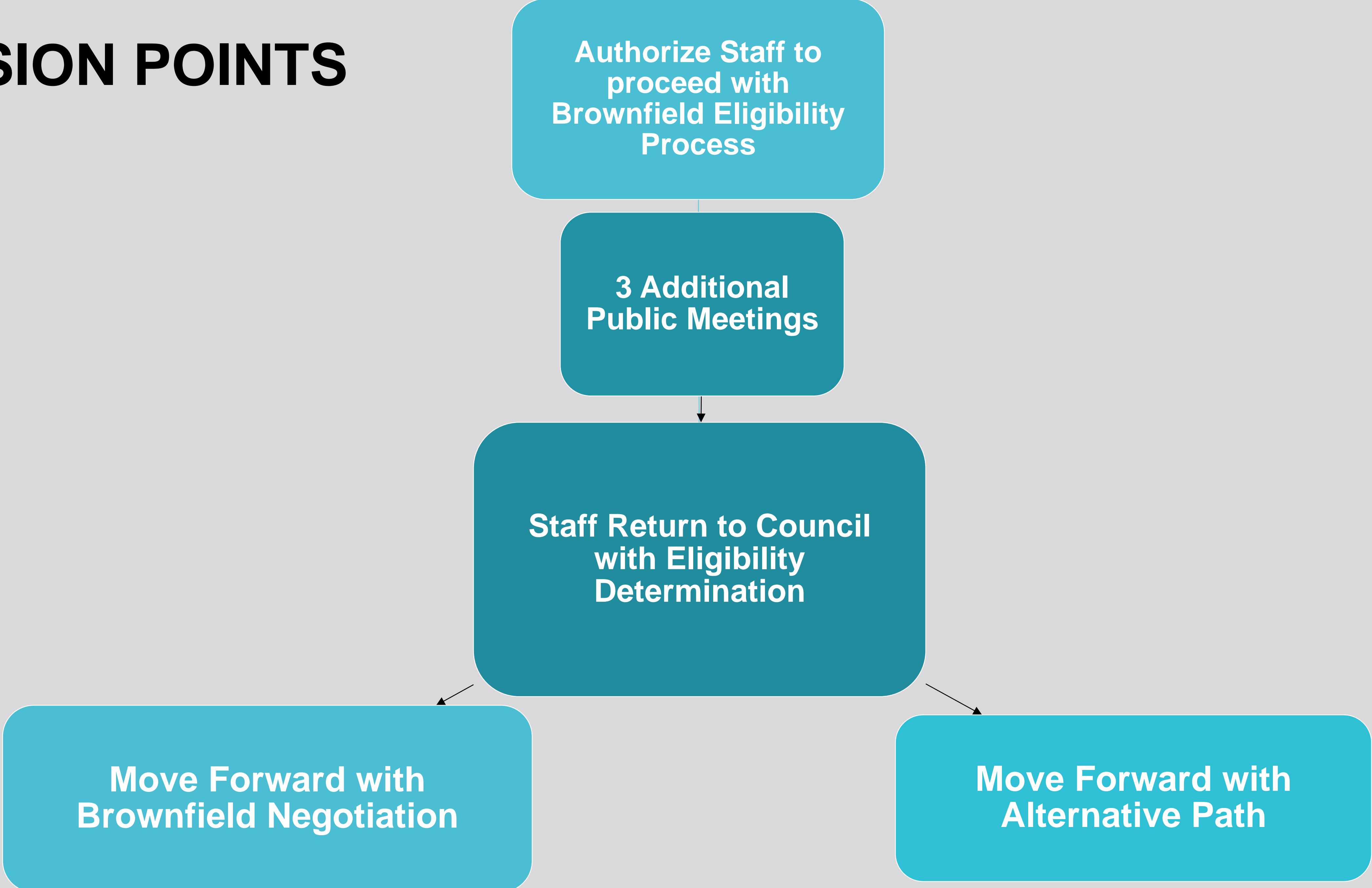
SITE LOCATION



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DECISION POINTS

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RECOMMENDATION

Adopt Resolution 10 authorizing the Town Manager to:

1. Apply for a Brownfields eligibility determination (non-binding) through the North Carolina Department of Environmental Quality (NC DEQ); and
2. Hold up to three additional public meetings; and
3. Return to Council once eligibility is determined

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Maurice Jones
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REGULATORY TRACKS:

Voluntary Cleanup

The "Voluntary Cleanup Program" is the shorter name for the North Carolina Inactive Hazardous Sites Program.

SAFE

Brownfield Cleanup

Only available to parties who did not cause or contribute to the contamination at the site and who may desire to redevelop the property.

LEVEL PLAYING FIELD:

- 1- Explore sub-dividing the property (Development and Trail).
- 2- Create a **vision** for the future use of the property
- 3- Allow the vision to set a **remediation plan**
- 4- Submit a **Brownfields application** for approval
- 5- **Finalize plan**
- 6- Set a path for further steps by either agreeing to negotiate with Belmont Sayre or instruct staff to issue a Request For Proposals

2.32 +/- Acres to be retained by Town



SYMBOL LEGEND

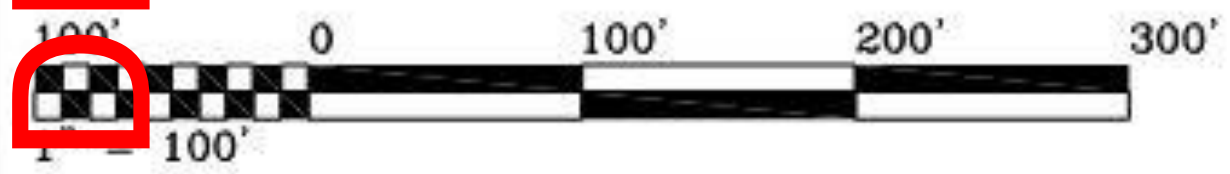
- ⊙ EIP - EXISTING IRON PIPE
- ⊙ EIR - EXISTING IRON ROD
- ⊙ BIR - BENT IRON ROD
- △ GM - GEODETIC MONUMENT
- + CP - COMPUTED POINT

LINETYPE LEGEND

- PROPERTY LINE
- - - - ADJOINING PROPERTY LINE/TIE
- - - - PROPOSED PROPERTY LINE
- - - - TIE LINE

THIS IS NOT A BOUNDARY SURVEY.

Boundary per plat entitled, "POLICE FACILITY PROPERTY," prepared by Robert J. Ayers, dated 4-9-1982, and recorded as Plat Book 35 Page 74, Orange County, NC.

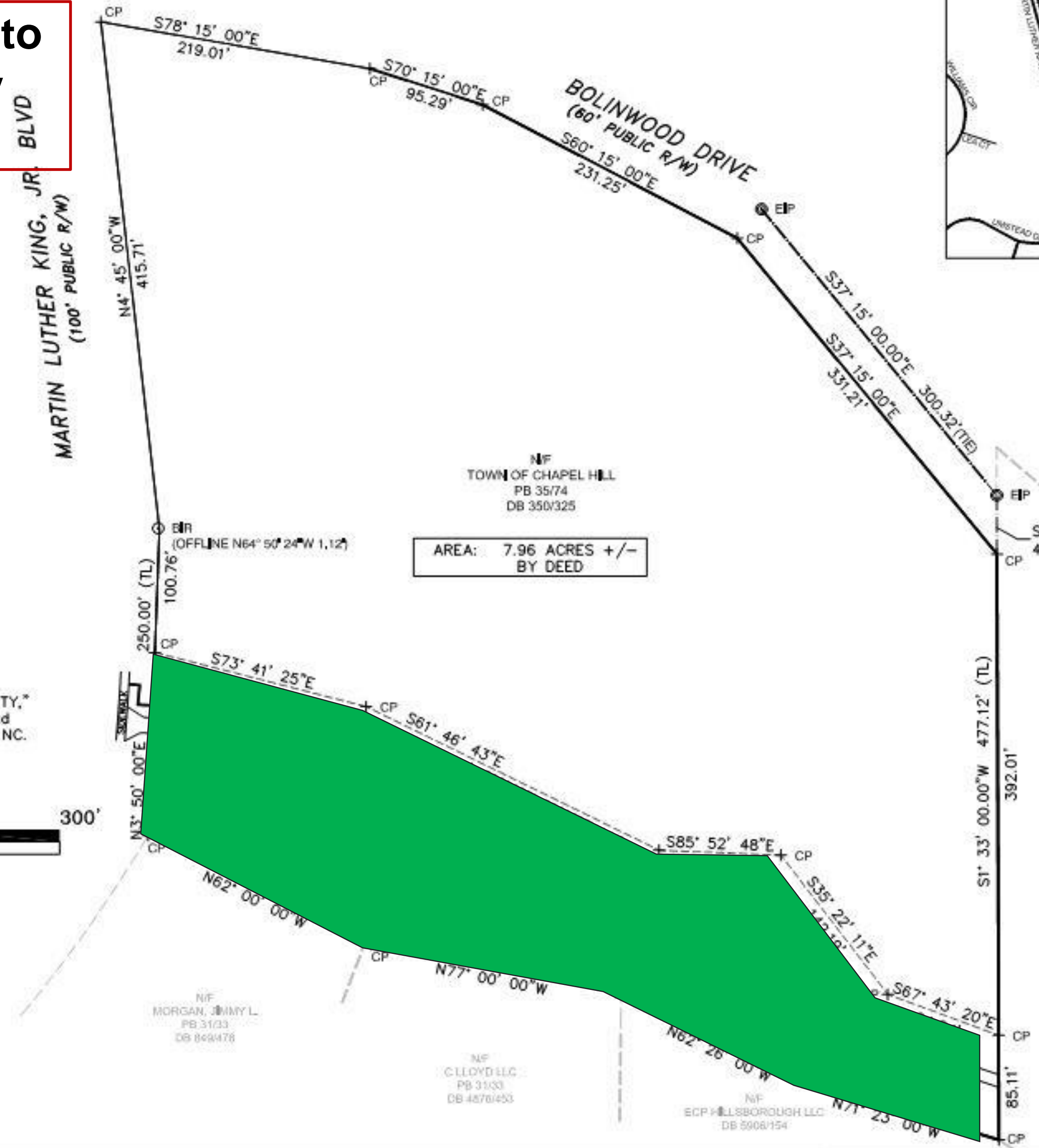


PRELIMINARY EXHIBIT

NOT FOR RECORDING, SALES OR CONVEYANCE.

THIS DOCUMENT WAS PREPARED FOR ILLUSTRATION PURPOSES ONLY.

FOR FURTHER INFORMATION:
CONTACT THE ENGINEER/SURVEYOR AS NOTED.



VICINITY MAP (NOT TO SCALE)

Town of
Chapel Hill
ENGINEERING AND DESIGN SERVICES



No.	Revision/Issue	Date

TOWN OF CHAPEL HILL
PUBLIC WORKS DEPARTMENT
ENGINEERING AND DESIGN SERVICES DIVISION
400 MARTIN LUTHER KING JR BLVD
CHAPEL HILL, NC 27514

Project Name and Address
CHAPEL HILL POLICE DEPARTMENT/
BOLINWOOD DRIVE EXHIBIT
400 Martin Luther King, Jr. Blvd
Chapel Hill, NC 27514

Sheet	1
Date	5/9/2018
Scale	1" = 100'

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WHY EXPLORE THE BROWNFIELDS PROGRAM?

Potential for:

- Reduced liability to Town and possible developer/end user
- Reduced cost of remediation through brownfields incentives from state
- Property safe for reuse
- Future tax base

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Coal Ash Remediation time-line

1- Letter received from NC DEQ asking for an Administrative Agreement

5- Town grants first right-of-refusal extension and agrees to develop a plan for remediation on its own

3- Interest in exploring a first-right of refusal expressed by Belmont Sayre

7- Team works with consultants to evaluate options and consider what "might" be developed on the site

10 – **DECISION POINT:**
Negotiate Agreement for redevelopment
Consider Conditional Zoning or Development Agreement

8- Team presents options to public and then to Council for consideration. **DECISION POINT: Submit for Brownfield eligibility?**



2- Town responds to NC DEQ that we desire to explore options

6- Town forms project team to begin exploration of remediation paths including Brownfields exploration

4- Town meets to discuss options with Hart-Hickman and Keith Johnson, Environmental attorney

9- Brownfield eligible. **DECISION POINT: Partnership for development or RFP for developer, or alternative path**

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WHAT IS THE ENVIRONMENTAL STATUS OF THE SITE?

Documented Environmental Conditions Consist of:

- Historical placement of coal combustion products (CCPs) for structural fill, soil that is mixed with CCPs, and limited metal-impacted groundwater resulting from CCP placement.
- No impacts to Bolin Creek have been identified above naturally occurring background conditions or regulatory screening levels.

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REMEDIATION OPTIONS

Remove CCP & Contaminated Soil

- ◆ Town removes CCP and soil impacts and disposes of the material in state-approved landfill.
- ◆ Town identifies source for clean fill and backfills the Site
- ◆ Town monitors water quality after remediation.
- ◆ Property safe for reuse.

Combination Capping, Retaining Wall & Removal

- ◆ Town removes CCP along Bolin Creek Trail
- ◆ Constructs a retaining wall to preclude CCP erosion and
- ◆ Clean fill covers CCP in upland portion of the Site.
- ◆ Town monitors water quality after remediation.
- ◆ Property safe for reuse.

REGULATORY OPTIONS

Brownfield DEQ Brownfield Program

- Liability protection available for parties not creating/ contributing to contamination.
- Liability protection will extend to the Town, tenants, and lenders.

Voluntary Clean Up DEQ Inactive Hazardous Sites Branch

- No liability protection available from DEQ.

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REGULATORY OPTION STEPS- BROWNFIELD

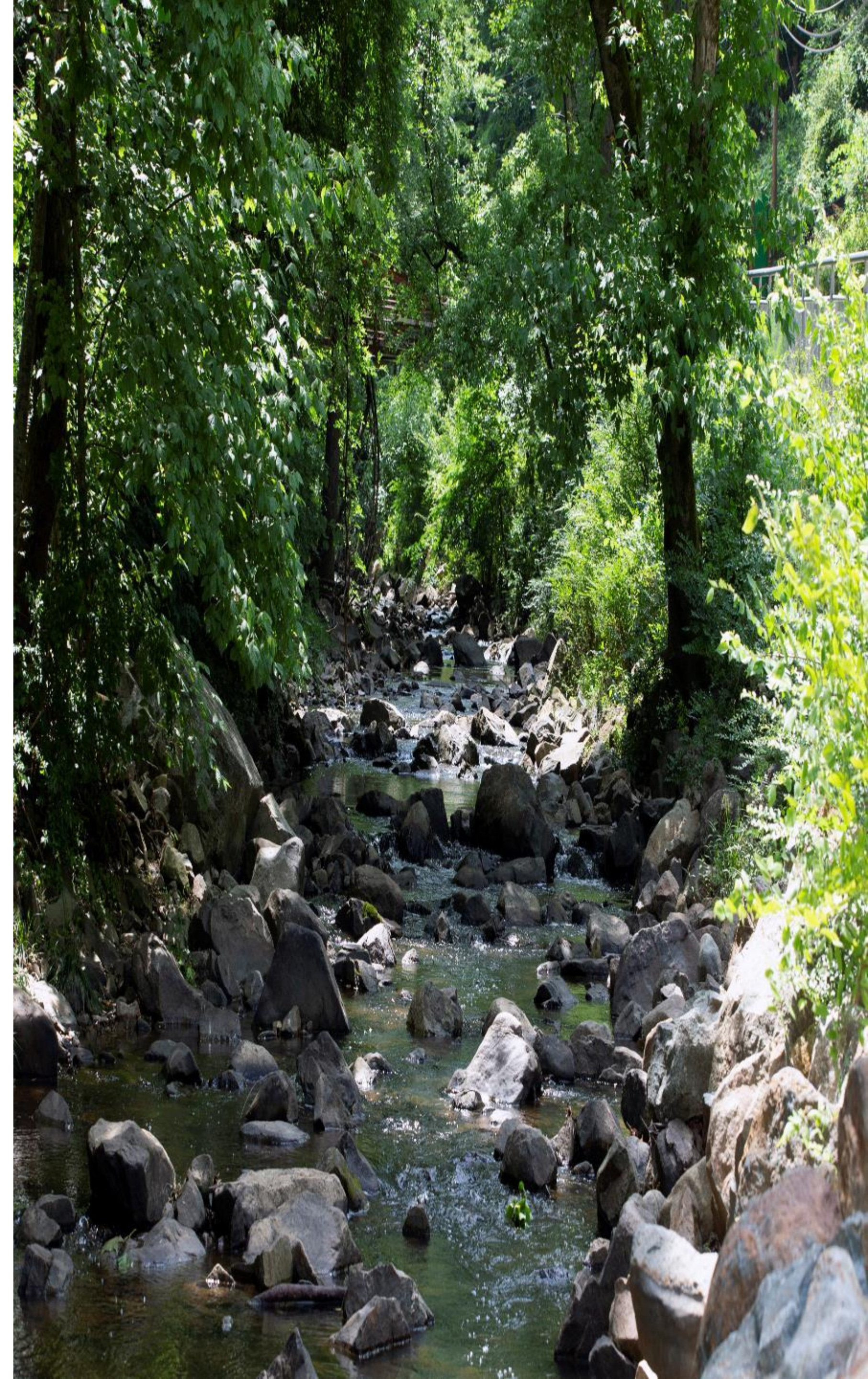
1. Submit application
 - Phase 1&2 Reports
 - Site Vision/Potential Reuse
2. Obtain letter of eligibility
 - Payment of \$7,500 due if eligibility is confirmed and Council wishes to move forward with the Brownfields Ready for Reuse option.**
3. Negotiate Brownfields Agreement
 - Ready for Reuse fee = additional \$7,500**
 - Redevelopment Now Option fee = up to \$30,000 allowing for faster review times**
 - DEQ Guided Public Comment Session**
4. DEQ provides Notice of Brownfields Property
5. Plat Map for Brownfields Agreement
6. Town sells upland portion of site to Developer and retains Creekside portion of the Site
7. Developer provides development plans & Remedial Action Plan to NCDEQ
8. Developer implements remedial action provisions consistent with the Brownfields agreement to ensure safe reuse of Site

REGULATORY OPTION STEPS

Voluntary Clean Up DEQ Inactive Hazardous Sites Branch

1. Execute Administrative Agreement with DEQ
2. Prepare Remedial Action Plan
3. Implement selected Remedial Action
4. Continue with any monitoring or reporting after implementation, as required by DEQ
5. Sell property for reuse or retain

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PRELIMINARY REMEDIATION COSTS

Remove CCP & Contaminated Soil

Remedial Alternative 1 – Removal

\$13,400,000 to \$15,900,000*

Combination Capping, Retaining Wall & Removal

Remedial Alternative 2 – Combined Approach

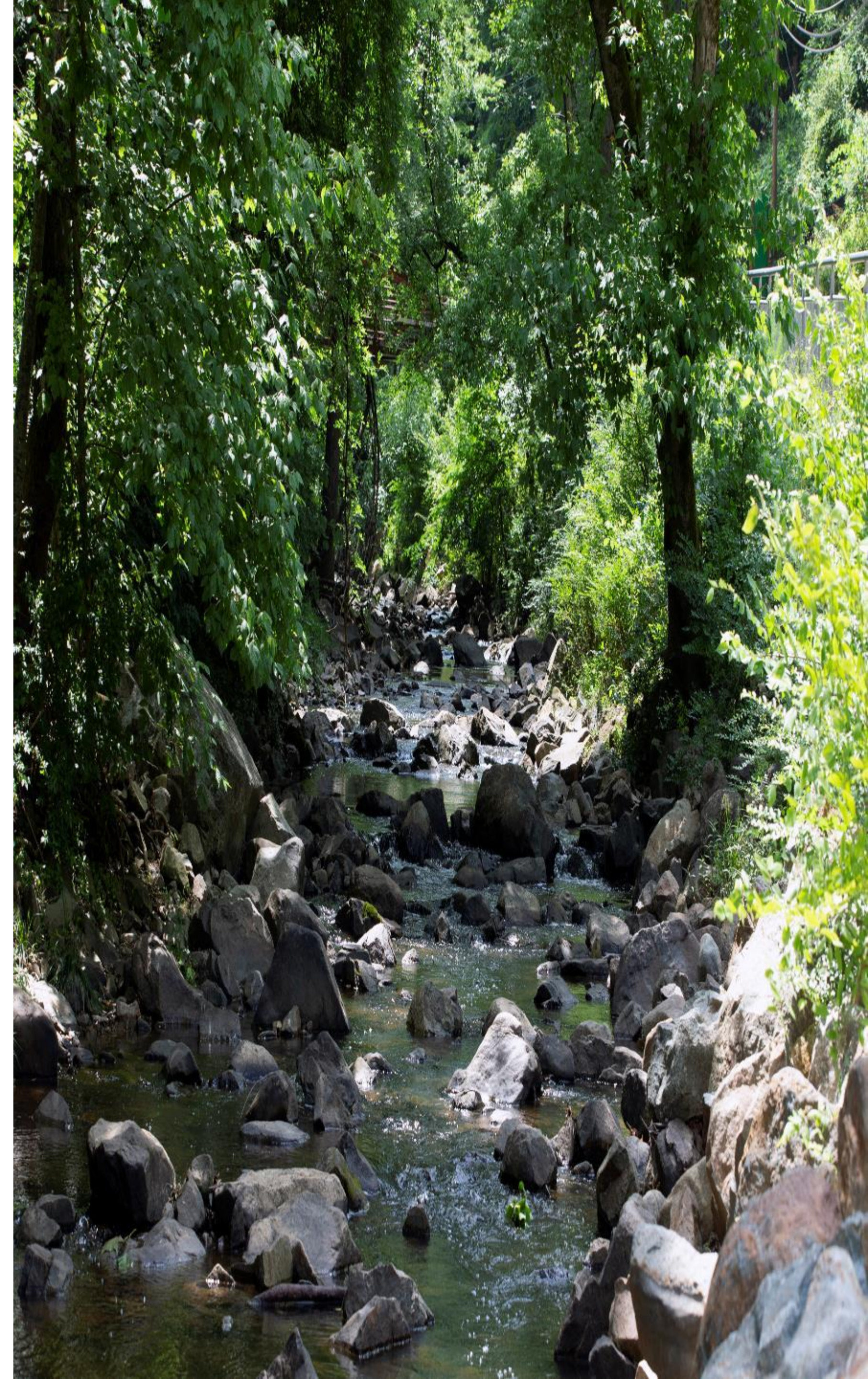
\$1,600,000 to \$3,500,000*

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*Costs are subject to change based on regulatory approvals, developer plans, and construction approach.

*Actual costs may be higher than preliminary estimates.

*Variation in costs for Remedial Alternative 2, Combined Approach, is due to the type of retention wall selected.



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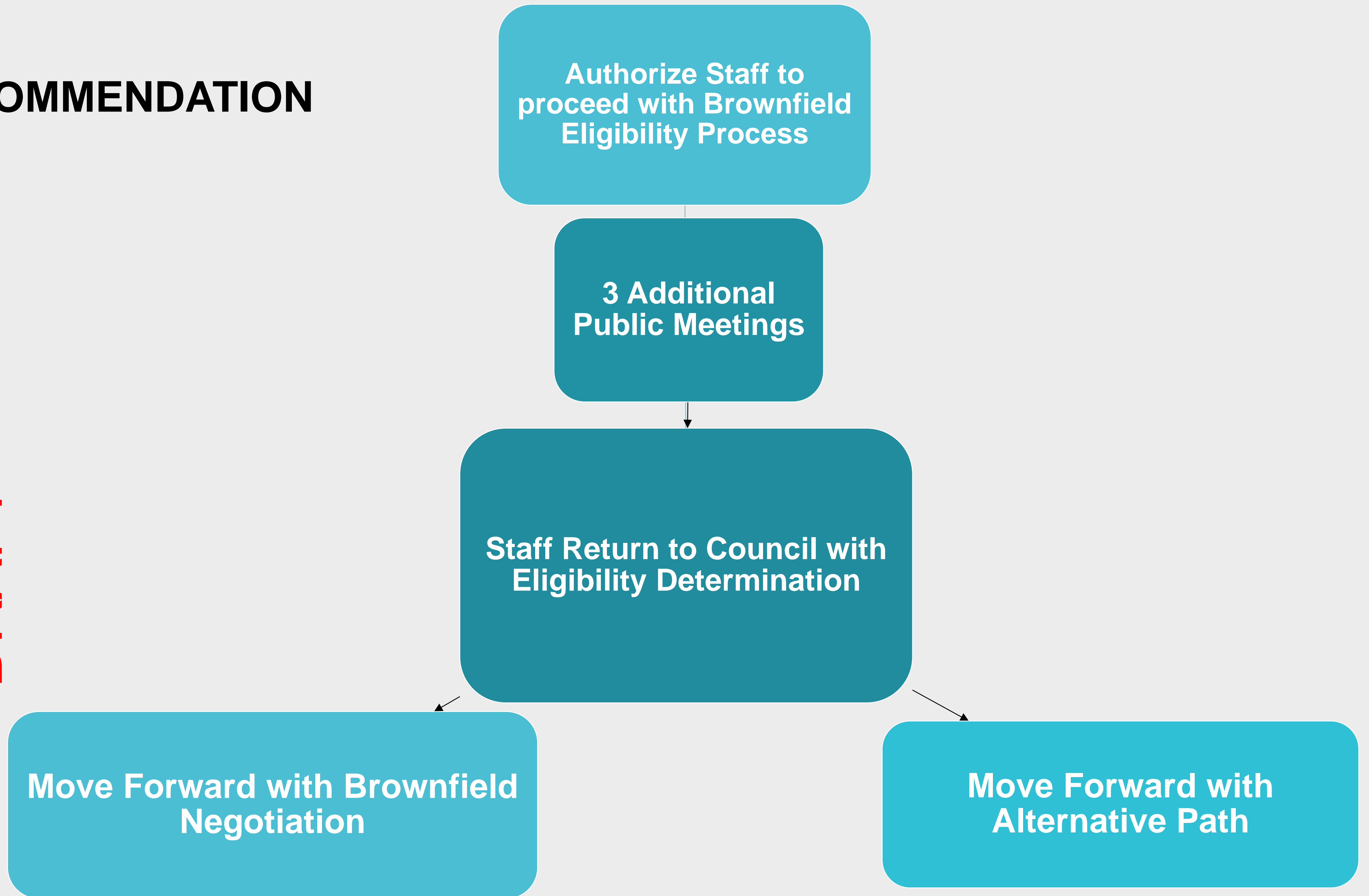
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Brownfields Agreement Details

- Reuse scenario is not binding, but would inform a remedial action plan
- The Town or a developer can adjust the reuse scenario during the Brownfields Agreement process
- **DRAFT** Any redevelopment on this site would still be subject to the Town's standard development process, including additional public comment
- The Brownfields Agreement is transferrable to other parties
- The Brownfields Agreement allows for public/private partnerships

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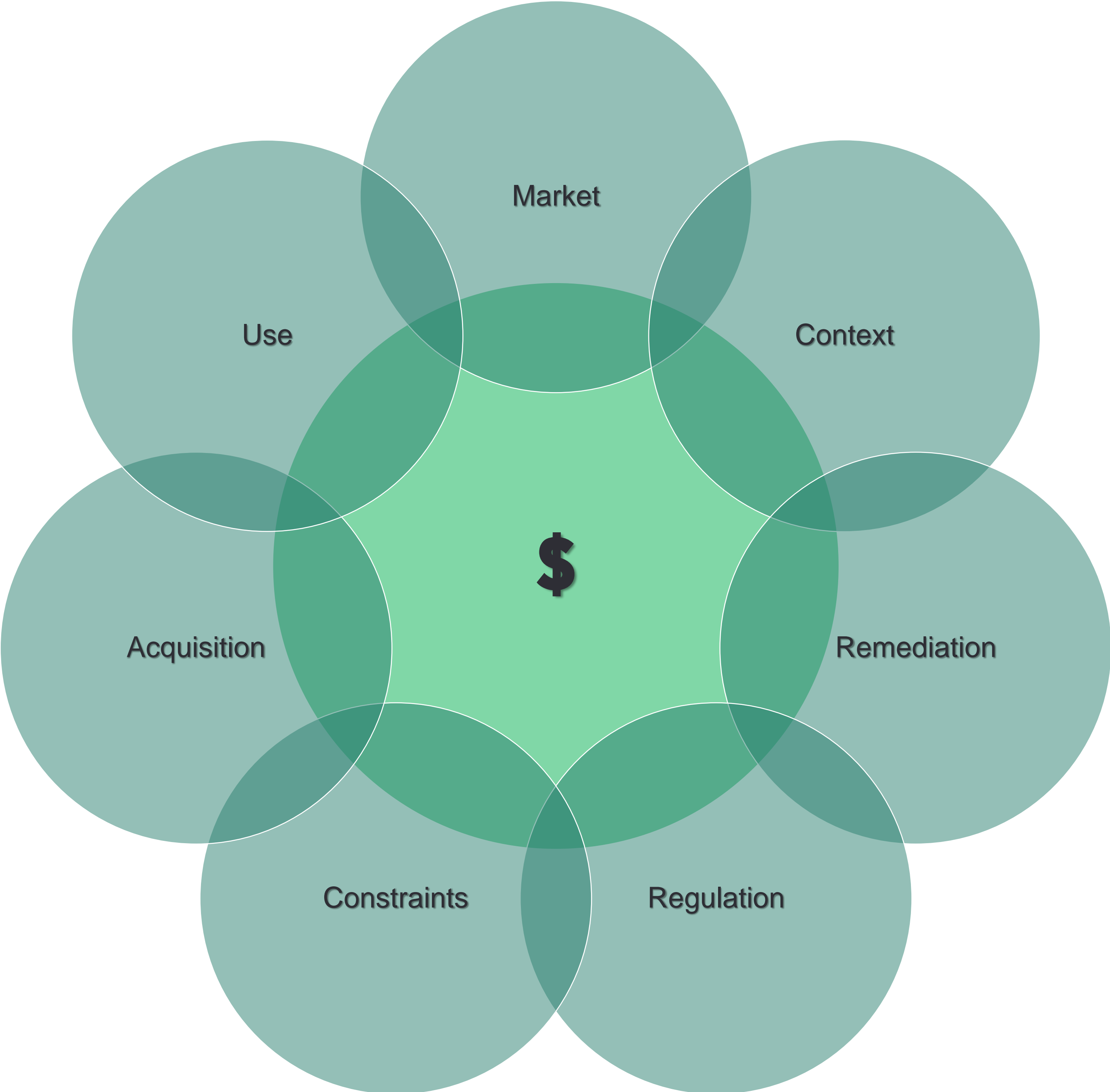
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REDEVELOPMENT CONSIDERATIONS

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BROWNFIELD DEVELOPMENT COST SCENARIO

NEGOTIATED BETWEEN
DEVELOPER AND TOWN

+

UNKNOWN REMEDIATION COSTS

+

KNOWN REMEDIATION COSTS

TYPICAL DEVELOPMENT COSTS

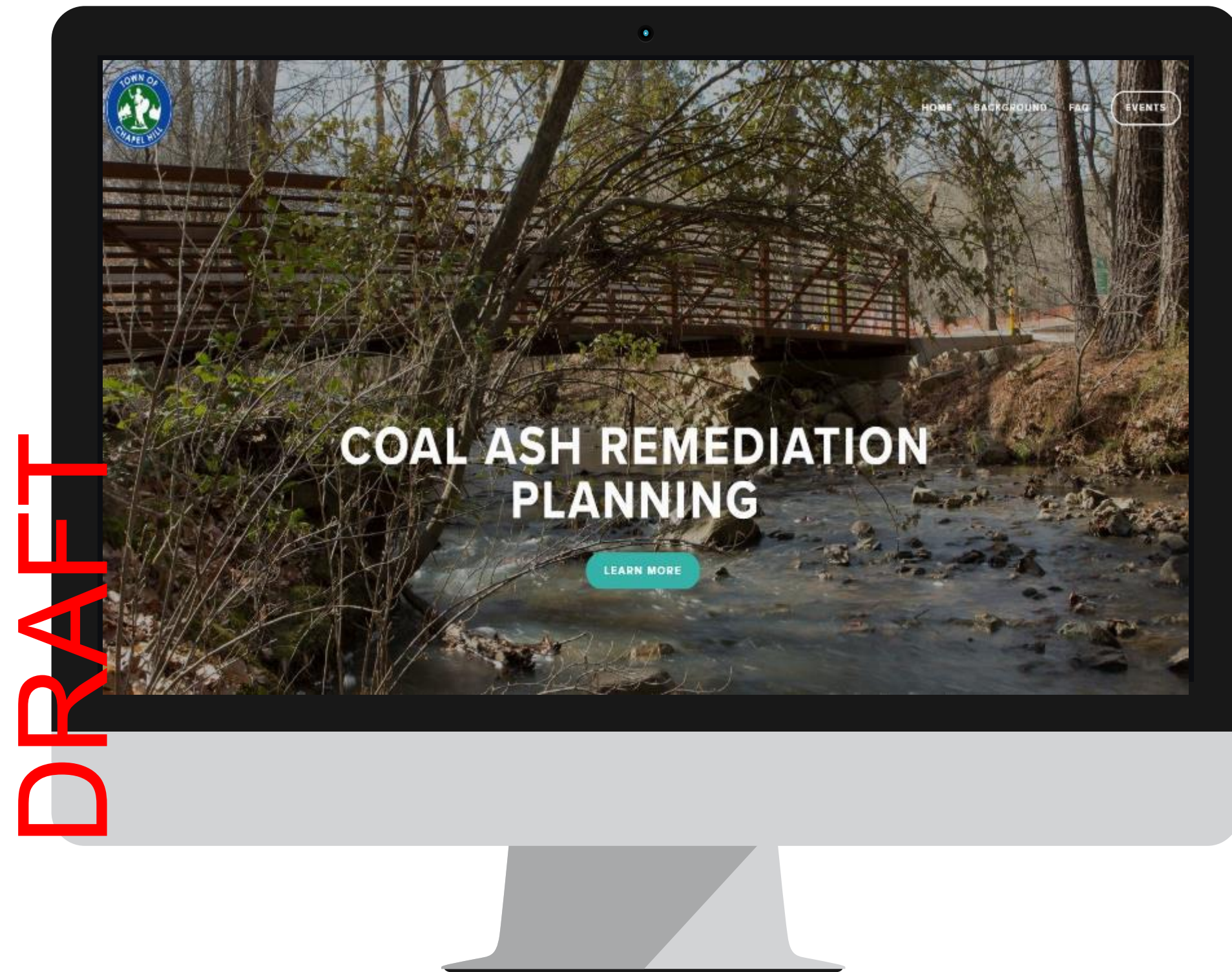
- Land acquisition cost
- Construction costs
- Prevailing market lease rates
- Standard parking ratios

TYPICAL DEVELOPMENT COSTS

- Land acquisition cost
- Construction costs
- Prevailing market lease rates
- Standard parking ratios

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ENGAGEMENT



- ✓ 2 Public Information Meetings, 6/26/18 & 8/27/18
- ✓ 1 Neighbor Meeting, 6/25/18
- ✓ 1 Joint Boards Presentation, 6/25/18
- ✓ Technical Review Team, 7/24
- ✓ Online Feedback, Futureof828.org, ongoing

SCENARIO COMMENTS

from Meetings & Email/Website

- Create Greenspace / Open Space
- Access and Parking to Bolin Creek Trail
- Tree Preservation / Tree Buffer
- Pedestrian Connectivity
- Preference for Mixed Use
- Increase Density along MLK Jr Blvd.
- Decrease Height of Structures

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TEST FIT - REVISED SCENARIO

(August 2018)

- 98,000 sq. ft. office
 - Increased density on MLK Jr Blvd.
 - 6 story
- 6 story residential, 150 Units
 - *Reduction in height may not be feasible*
- 6,000 sq. ft. retail
- 560 space parking structure
 - 6 story
- Access to Bolinwood Dr.
 - Fire Code (current design non-compliant)
 - NCDOT requirements

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